

01- 0 -0057

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-96
12/12/00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **165 Marion Place, N.E. (aka 1317 Caroline Street, N.E. and 1310 Hardee Street, N.E.)**, be changed from the **RG-2 (Residential General-Sector 2)** District, to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **209** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description
Combined Tracts 1 & 2

All that tract or parcel of land lying and being in Land Lot 209 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:
To reach the true point of beginning, commence at a point being the intersection of the easterly Right-of-Way of Moreland Avenue and the southerly Right-of-Way of Caroline Street (70' R/W); thence along said Right-of-Way of Caroline Street in a easterly direction a distance of 1188.9 feet to a point being the intersection of the centerline of Marion Place (no recorded R/W found) with the southerly Right-of-Way of said Caroline Street and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right-of-Way of Caroline Street and running South 89° 58' 25" East a distance of 234.15 feet to a point; thence leaving said Right-of-Way of Caroline Street and running South 00° 27' 57" East a distance of 1027.73 feet to a point on the northerly Right-of-Way of Hardee Street; thence along said Right-of-Way South 88° 57' 07" West a distance of 207.93 feet to a point; thence leaving said Right-of-Way and running North 01° 22' 29" West a distance of 149.99 feet to a point, thence South 88° 56' 44" West a distance of 113.41 feet to a point; thence North 01° 23' 43" West a distance of 136.76 feet to a point; thence North 88° 42' 46" East a distance of 55.13 feet to a point; thence North 01° 17' 14" West a distance of 93.81 feet to a point; thence North 09° 44' 40" West a distance of 13.45 feet to a point on the face of the curb of Wrenwood Drive and Marion Place; thence along said face of curb and running along a curve to the left an arc distance of 39.45 feet (said curve having a radius of 25.00 feet; a chord distance of 35.48 feet and a chord bearing of North 44° 41' 35" East) to a point; thence North 00° 13' 43" West a distance of 613.52 feet to a point on the southerly Right-of-Way of aforementioned Caroline Street, thence along said Right-of-Way and running South 89° 58' 25" East a distance of 12.47 feet to the true POINT OF BEGINNING. Said tract containing 6.032 acres.

Z-00-96

01-0-0057

(Do Not Write Above This Line)

AN ORDINANCE 2-00-96
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE RG-2
(RESIDENTIAL GENERAL-SECTOR 2) DISTRICT
TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR
3) DISTRICT, PROPERTY LOCATED AT
165 MARION PLACE, N.E. (AKA 1317
CAROLINE STREET, N.E. AND 1310 HARDEE
STREET, N.E.), FRONTING APPROXIMATELY
675 FEET ON THE EAST SIDE OF MARION PLACE
BEGINNING AT THE SOUTHEAST CORNER OF
CAROLINE STREET. DEPTH: 234 FEET;
AREA: 6.032 ACRES; LAND LOT 209, 15TH
DISTRICT, DEKALB COUNTY, GEORGIA.
OWNER: COLUMBIA COURT, L.P.
APPLICANT: NOEL F. KHALIL
NPU-0 COUNCIL DISTRICT 5

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred
Referred To:
Date Referred
Referred To:
Date Referred
Referred To:
Date Referred
Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)
Others

Members

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)
Others

Members

Refer To

Refer To

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)
Others

Members

Committee

Date

Chair

Action

Fav, Adv, Held (see rev. side)
Others

Members

Refer To

Refer To

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION